



AGENCE
MY HOME
in the Alps

Lovely chalet with amazing view!

Price : 845 000€





You will fall under the spell of this recent chalet with its incomparable view! Located just 10 minutes from shops and around 20 minutes from Morzine, in a quiet area with a splendid view over the valley and maximum sunshine, this chalet has it all.

Built on 3 levels and completed in 2001, it is composed of:

- basement: a large garage, an office, a hallway, a laundry room, a cellar,
- level 1: a hallway, a toilet with hand basin, an en-suite bedroom with shower, a living room with access to a south-facing balcony and terrace, a beautiful semi-independent kitchen completely renovated with direct access to the terrace , ideal for summer meals.
- level 2: a hallway leading to two large attic bedrooms with balcony, one of which has large cupboards, a 3rd bedroom, a recently renovated bathroom with toilet, attic storage.

The chalet is extremely well maintained and work has been carried out very regularly. Its functional layout and useful rooms provide plenty of storage and design possibilities. Part of the garage could be partly converted with a permit request to create, for example, a ski room, an additional bedroom, a cinema room, a spa or a gym depending on your needs.

Large outdoor parking, a carport, 2 beautiful terraces and the flat, wooded garden complete this true corner of paradise!

Honoraires à la charge du vendeur. Classe énergie F, Classe climat F Logement à consommation énergétique excessive. La loi impose que le niveau de performance énergétique (DPE) du bien immobilier, actuellement de classe F, soit compris, à compter du 1er janvier 2028, entre la classe A et la classe E. Montant moyen estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : entre 2960.00 et 4030.00 €. Nos honoraires : <https://myhomeinthealps.com/wp-content/uploads/2019/12/Bar%C3%A8me-dhonoraires-r%C3%A9vis%C3%A9s.pdf> Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr

Bedrooms :4
Bathrooms :2
Surface area (m2) :160m2 habitable, 220m2 au total
Land area (m2) :1065
Large underground and garage
Amazing view over the valley
Price :845 000€

PRESENTATION OF THE PROPERTY

Price :845 000
Property tax :882
Charges mensuelles :0.00
Situation :Seytroux
Exposure :Sud
Non meublé
Year of construction :2001
Type of heating :Oil under floor + radiators
Type of drainage :Main drainage

EXTERIOR

Carport
Large outside parking
Flat garden
2 nice terraces

PARTS

Number of main parts :6
Bedrooms :4
Bathrooms :2
Bath (s) :1
Shower(s) :1
WC dans salle de bain(s) :1
Private WC :1
Nombre détages :Cellar
Nombre détages :laundry
Nombre détages :Office

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